



PLANNING DEPARTMENT
6101 SE Johnson Creek Blvd
Milwaukie OR 97206

PHONE: 503-786-7630
FAX: 503-774-8236
E-MAIL: planning@ci.milwaukie.or.us

For Building Permit and
Land Use Applications

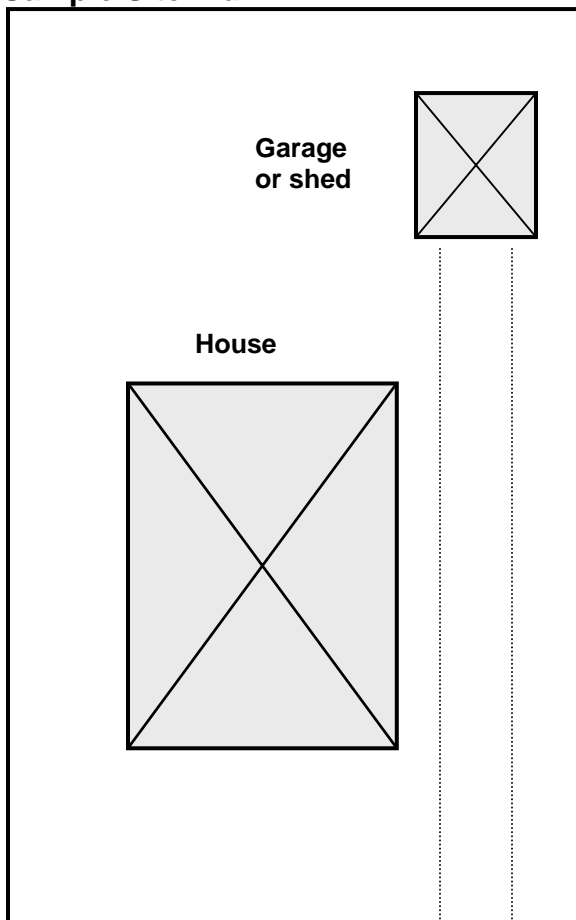
Zoning Instructions

Lot Coverage

Milwaukie zoning regulations limit the area that can be covered by buildings. The zoning standard that governs this is called "lot coverage." Applicants must demonstrate that their proposal meets this standard when applying for building permit or land use approval. The following format is to be used to show how lot coverage is measured for building permits or land use applications. Be sure to check the Zoning Ordinance for the maximum lot coverage for the zoning district in which the property is located.

Milwaukie Zoning Ordinance Section 100 defines "lot coverage" as the area covered by a building or buildings expressed as percentage of lot area. The plan and tables below illustrate how to measure lot coverage.

Sample Site Plan



Lot Coverage Calculation

1. Draw and dimension footprints of all buildings on a site plan.
2. Calculate the area of all footprints.
3. Add all footprint areas.
4. Lot coverage (%) equals total footprint area divided by lot area, times 100.

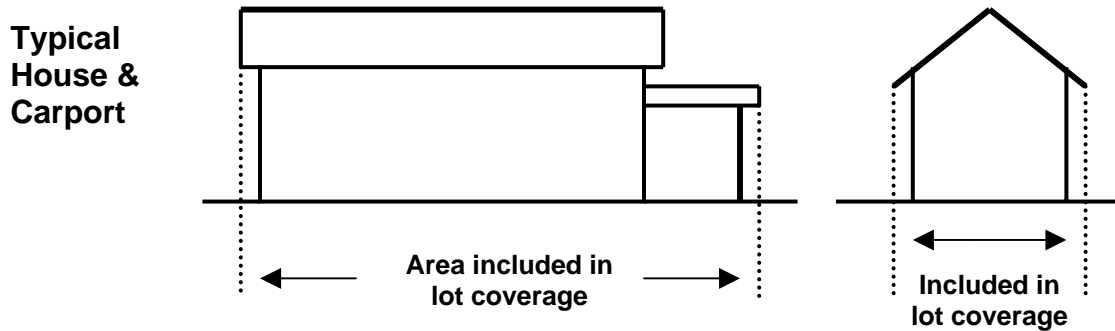
Example

House = 40 x 30 ft. = 1,200 sq. ft.
Garage = 20 x 24 ft. = 480 sq. ft.
Total area = 1,680 sq. ft.
Lot Area = 5,000 sq. ft.

Lot coverage
 $1,680/5,000 (\times 100) = 33.6\%$

All lot coverage worksheets must be based on the site plan that is submitted for building permit or land use application and are to include the following.

1. The location and dimension of all building footprints. This is the area of the site that the building covers, as seen from above. It includes building foundations and architectural projections such as eaves, overhangs, and canopies. See the illustration below for more information on how to measure lot coverage.
2. A summary table of all areas measured and their dimensions.
3. The maximum coverage for the zoning district in which the property is located.
4. The lot area and source of lot-area information.
5. The proposed maximum lot coverage, shown as a percentage of lot area.



Please contact Milwaukie Planning staff at 786-7630 for any questions or help with this form.